



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**28 SAVANNA Link, Calgary T3J 2H3**

MLS®#: **A2168419**

Area: **Saddle Ridge**

Listing Date: **09/25/24**

List Price: **\$799,900**

Status: **Active**

County: **Calgary**

Change: **-\$29k, 14-Nov**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
Sub Type: **Detached**  
City/Town: **Calgary**  
Year Built: **2021**

Finished Floor Area

Abv Sqft: **2,277**  
Low Sqft:  
Ttl Sqft: **2,277**

Lot Information

Lot Sz Ar: **3,412 sqft**  
Lot Shape:

DOM

**69**  
Layout  
Beds: **4 (4 )**  
Baths: **3.0 (3 0)**  
Style: **2 Storey**

Access:

Lot Feat: **Back Yard**  
Park Feat: **Double Garage Attached**

Parking

Ttl Park: **4**  
Garage Sz: **2**

Utilities and Features

Roof: **Asphalt Shingle**  
Heating: **Forced Air**  
Sewer:  
Ext Feat: **Garden,Playground**

Construction: **Vinyl Siding**  
Flooring: **Carpet,Ceramic Tile,Vinyl**  
Water Source:  
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Gas Range,Microwave,Range Hood,Refrigerator,Washer/Dryer**  
Int Feat: **Bathroom Rough-in,French Door,Granite Counters,High Ceilings,Kitchen Island,No Animal Home,No Smoking Home,Open Floorplan,Pantry,Smart Home**  
Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
<b>4pc Bathroom</b>	<b>Main</b>	<b>7`9" x 5`0"</b>	<b>Bedroom</b>	<b>Main</b>	<b>10`6" x 9`6"</b>
<b>Dining Room</b>	<b>Main</b>	<b>8`3" x 10`5"</b>	<b>Foyer</b>	<b>Main</b>	<b>10`9" x 13`1"</b>
<b>Kitchen</b>	<b>Main</b>	<b>8`3" x 16`5"</b>	<b>Living Room</b>	<b>Main</b>	<b>14`10" x 12`11"</b>

4pc Ensuite bath  
Bedroom  
Bonus Room  
Walk-In Closet

Upper  
Upper  
Upper  
Upper

10`8" x 10`5"  
13`4" x 15`11"  
13`4" x 13`3"  
9`4" x 5`2"

4pc Ensuite bath  
Bedroom  
Laundry  
Bedroom - Primary

Upper  
Upper  
Upper  
Upper

8`5" x 8`8"  
9`4" x 12`7"  
6`7" x 5`4"  
18`0" x 15`1"

Legal/Tax/Financial

Title:  
**Fee Simple**  
Legal Desc:

2011762

Zoning:  
**R-G**

Remarks

Pub Rmks:

**OPEN HOUSE SATURDAY NOV 16TH: 2PM-4PM\*\*\*HUGE PRICE IMPROVEMENT - Don't Miss Out! Call Your Favorite Realtor Today Before It's Gone!\*\*\*Check out the Cinematic Video Tour\*\*\*Step into a world of elegance and convenience in this exceptional front-drive home located in the highly desirable neighborhood of Savanna. Thoughtfully designed for modern luxury, this residence makes an unforgettable first impression. From the grand, open-to-below foyer, the high-end finishes throughout set the tone for refined living. At the heart of this home is an upgraded kitchen featuring premium appliances, a gas range, high CFM chimney hood fan, and an extended island—perfect for culinary creations and effortless entertaining. The upgraded bright white lighting adds a sophisticated glow, illuminating the spacious dining and living areas that flow seamlessly together. A main-floor bedroom with a full bathroom offers exceptional convenience and flexibility for multi-generational living. Upstairs, upgraded carpeting complements a grand bonus room with vaulted ceilings. The upper level is custom-designed with two oversized master suites, each a private retreat of its own. One master bedroom features French doors, an ensuite with a tub, standing shower, dual sinks, and a spacious walk-in closet, while the second master offers a shared Jack-and-Jill bathroom. A third bedroom and a convenient upper-level laundry room complete this floor. An 865 sq. ft. unfinished basement with a 9-foot ceiling and bathroom rough-in is ready for future customization. Additional upgrades, including premium doors and hardware, add a refined touch to this luxurious home. Enjoy the convenience of being steps away from scenic walking paths, playgrounds, and Savanna Bazaar Shopping Centre, providing easy access to grocery stores, medical clinics, and dining options. Quick access to major roadways and Calgary International Airport offers both tranquility and connectivity. Occupied since December 2022, this nearly new home is move-in ready. Don't miss the chance to experience an elegant lifestyle in one of Calgary's most sought-after communities. Book your private tour today!**

Inclusions:  
Property Listed By:

window coverings  
**Real Broker**

**TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123**

















